

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Monday, April 18, 2005 at Westfield Town Hall. Members present included Patrick Miller, Dave Mueller, Bill Sanders, and Craig Wood. Also present were Tom Higgins and Attorney Brian Zaiger.

Wood made a motion to approve the March 21, 2005 minutes as presented.

Mueller seconded, and the minutes for March 21, 2005 were approved by voice vote.

Miller reviewed statement of purpose as well as rules and procedures.

OLD BUSINESS

0501-VU-002: Northwest corner of 181st Street and Market Court (just east of US Highway 31 and 181st Street) – Ken Fineis. The Appellant is requesting use variances WC: 16-04-070.2 to allow a list of prohibited land uses to occur on site at the Northwest corner of 181st Street and Market Court (just west of US 31 and 181st Street). The parcel is located in the US Highway 31 Overlay Zone and the underlying zoning of General Business (GB).

0501-VS-002: Northwest corner of 181st Street and Market Court (east of US Highway 31) – Ken Fineis. The Appellant is requesting a standard variance WC: 16-04-070. (7) to allow a reduction in landscaping to occur on site at the Northwest corner of 181st Street and Market Court (just west of US 31 and 181st Street). The parcel is located in the US Highway 31 Overlay Zone and zoning is General Business (GB).

Skelton, representing Mr. Fineis, requested a continuance to the April, 2005 BZA meeting.

The Board approved the continuance.

NEW BUSINESS

0503-VS-014: 16405 Joliet Road: Robert and Christine Paugh The Appellant is request a variance from the Westfield Washington Ordinance WC 16.04.030.2 (a) Accessory Building section. The Appellant is requesting to construct a new accessory build (barn/stable) prior to the erection of the principal building on a site that is zoned AG – SF 1.
Public Hearing

0503-VS-015: 16405 Joliet Road: Robert and Christine Paugh The Appellant is request a variance from the Westfield Washington Ordinance WC 16.04.100 2 c (2) (ii) Accessory Building section. The Appellant is requesting to construct a new accessory build (barn/stable) that would be constructed in front of the principal structure. The parcel is zoned AG – SF 1.

Public Hearing

0503-VS-016: 16405 Joliet Road: Robert and Christine Paugh The Appellant is request a variance from the Westfield Washington Ordinance WC 16.04.030 B 1 Residential District section. The Appellant is requesting to construct a new accessory build (barn/stable) that would be constructed within two-hundred feet (200') of a side property line. The nine (9) acre parcel is zoned AG – SF 1.

Public Hearing

0411-VS-035: 318 North Union Street - Christ United Methodist Church- The Appellant is requesting a variance of Development Standards of Maximum Building Height requirement, WC 16-04-030-E-7. The parcel is zoned Single Family Three (SF-3).
Public Hearing

0504-VS-019: 318 North Union Street - Christ United Methodist Church- The Appellant is requesting a variance of Development Standards of off street parking and loading requirement, WC 16-04-120-2-e,f. The parcel is zoned Single Family Three (SF-3).
Public Hearing

0504-VS-020: 318 North Union Street - Christ United Methodist Church- The Appellant is requesting a variance of Development Standards of landscaping, buffer yard requirement, WC 16-06-060. The parcel is zoned Single Family

Three (SF-3).

Public Hearing

0501-VU-002: Northwest corner of 181st Street and Market Court (just east of US Highway 31 and 181st Street) – Ken Fineis. The Appellant is requesting use variances WC: 16-04-070.2 to allow a list of prohibited land uses to occur on site at the Northwest corner of 181st Street and Market Court (just west of US 31 and 181st Street). The parcel is located in the US Highway 31 Overlay Zone and the underlying zoning of General Business (GB).

Public Hearing

0501-VS-002: Northwest corner of 181st Street and Market Court (east of US Highway 31) – Ken Fineis. The Appellant is requesting a standard variance WC: 16-04-070. (7) to allow a reduction in landscaping to occur on site at the Northwest corner of 181st Street and Market Court (just west of US 31 and 181st Street). The parcel is located in the US Highway 31 Overlay Zone and zoning is General Business (GB).

Public Hearing

0502-VS-004: 17913 County Line Road: Sandra Brown, County Line Pet Lodge. The Appellant is requesting a variance from standards WC: 16.04.165.D.2 to allow delaying the installation of a sidewalk along the front of the property. The site is located on County Line Road \pm one-half (1/2) mile north of State Highway 32 and zoned AG-SF1.

Public Hearing

0502-VS-005: 17913 County Line Road: Sandra Brown, County Line Pet Lodge. The Appellant is requesting a variance from standards WC: 16.06.060 to reduce the bufferyard plantings from the entire property line to the areas of impacts. The site is on County Line Road \pm one-half (1/2) mile north of S.R. 32 and zoned AG-SF1.

Public Hearing

NEW BUSINESS

05-04-VS-017: 3301 State Road: Flynn and Zinkan and Barker, LLC The Appellant is requesting a variance from WC: 16.04.050, (H) (6), reduction of side yard/external street set back. The reduction is from sixty (60') feet to thirty (30') feet.

Public Hearing

05-04-VS-018: 301 East Main Street: Tim and Marian Pyron: Nature's Cottage. The Appellant is requesting a variance from standards WC: 16.08-010 (G) (3) (b) to allow the installation of a sign within five (5') feet of the right of way or property line. The \pm one-half (1/2) acre, zoned LB – H.

Public

Hearing

05-04-VS-021: Northwest corner of Clearbrook Street and Pawtucket Drive: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,6 a, to allow the front yard setback to be reduced from sixty feet (60') to twenty feet (20'). The parcel is zoned local business (LB).

Public Hearing

05-04-VS-022: Northwest corner of Clearbrook Street and Pawtucket Drive: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,6,c, to allow the side yard setback to be reduced from fifteen feet (15') to zero feet (0'). The parcel is zoned local business (LB).

Public Hearing

05-04-VS-023: Northwest corner of Clearbrook Street and Pawtucket Drive: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,6,e, to allow the rear yard setback to be reduced from twenty feet (20') to ten feet (10'). The parcel is zoned local business (LB).

Public Hearing

05-04-VS-024: Northwest corner of Clearbrook Street and Pawtucket Drive: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,7, to allow the removal of the landscaping requirement. The parcel is zoned local business (LB).

Public Hearing

05-04-VS-025: Northwest corner of Clearbrook Street and Pawtucket Drive: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,7,a, and b, to allow the parking within ten (10') feet and thirty (30') feet respectfully from the right of way. The parcel is zoned local business (LB).

Public Hearing

05-04-VS-026: Northwest corner of Clearbrook Street and Pawtucket Drive: Estridge Development Company. The Appellant is requesting a variance from standards WC: 16.04.050 D,8, to allow the construction of a structure that is in excess of the 1:3 proximity slope requirement. The parcel is zoned local business (LB).

Public Hearing

The meeting adjourned at 8:25 p.m.

Chairman

Secretary